

SOUTHERN GROVE PLAT NO. 36 1ST REPLAT

BEING A REPLAT OF LOTS 2 & 3 OF SOUTHERN GROVE PLAT NO 36
AS RECORDED IN PLAT BOOK 99, PAGE 11, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____

LEGAL DESCRIPTION:

LOTS 2 AND 3, SOUTHERN GROVE PLAT NO. 36, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 5.987 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, _____, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____, 2022;

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 IS VESTED IN THE NAME OF ANGLO AMERICAN LAND COMPANY, LLC, A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
3. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
4. DESCRIPTION OF PLAT IS CORRECT.
5. NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
BONNIE A. BROWN, ATTORNEY AT LAW

GENERAL PLAT NOTES:

PROPERTY LIES IN A NON PRINTED FLOOD PANEL PER MAP NUMBER 12111C0275J, DATED 2/16/12.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY WAY. REFERENCE BEARING OF N 79°27' 11" E.
2. PLAT CONTAINS 260,822 SQUARE FEET OR 5.987 ACRES MORE OR LESS.
3. PLAT CONTAINS THREE LOTS.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PORT ST. LUCIE.
6. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON BUT SHALL BEAR NO MAINTENANCE RESPONSIBILITY.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

CLERK'S RECORDING CERTIFICATE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK _____, PAGE _____, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 2022.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF CITY COUNCIL

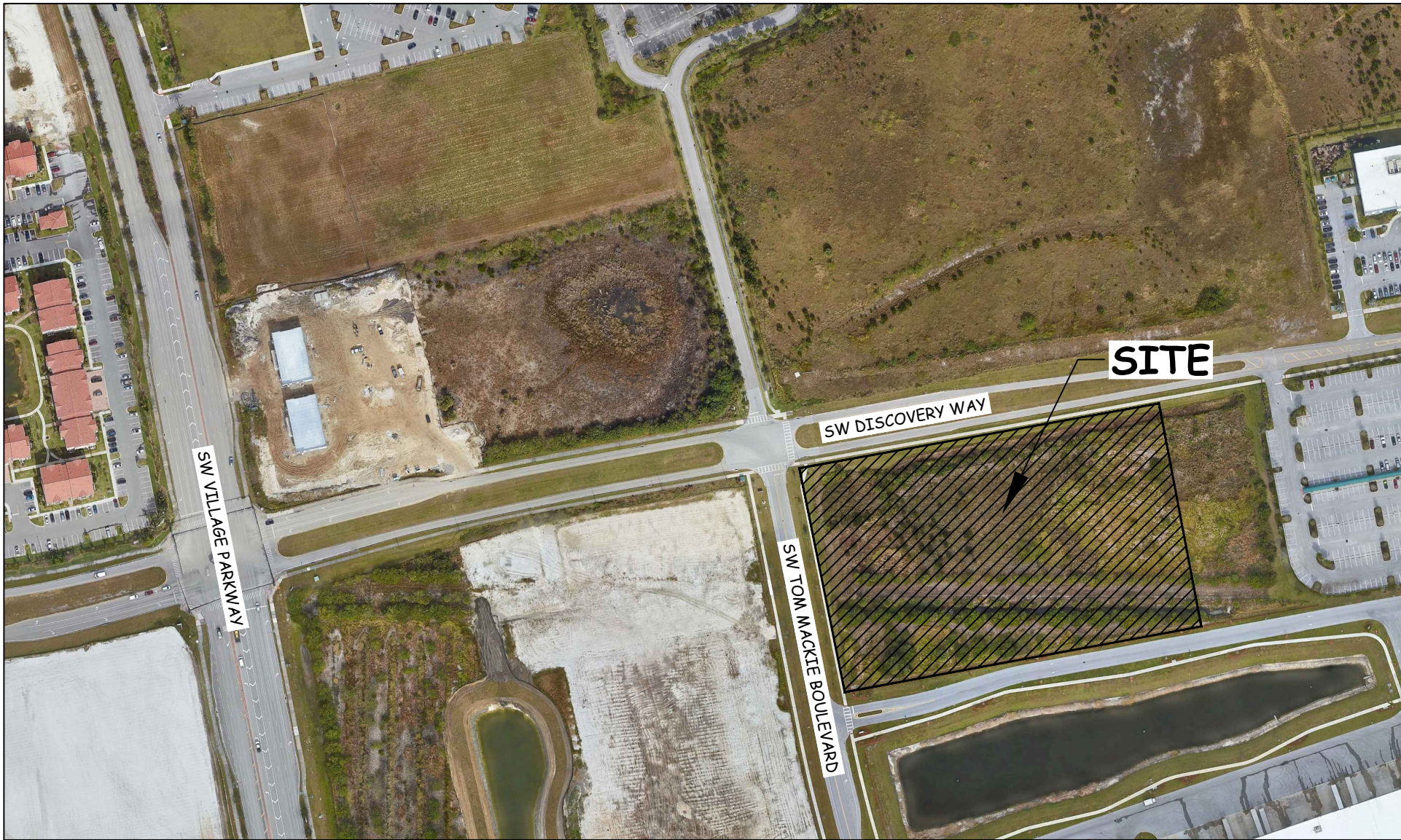
STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 - 1ST REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS _____ DAY OF _____, 2022.

ATTEST:

BY: _____
SHANNON M. MARTIN, MAYOR

BY: _____
SALLY WALSH, CMC
CITY CLERK



LOCATION MAP
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF _____

ANGLO AMERICAN LAND COMPANY, LLC, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 36 1ST REPLAT AND HEREBY DEDICATES AS FOLLOWS:

- 1) THE DRAINAGE EASEMENT (DE-3) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOTS 2 AND 3, AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY. GENERAL MAINTENANCE OF THE AREA IDENTIFIED AS DE-3, AS SHOWN HEREON, AND EXCEPT AS NOTED ABOVE, SHALL BE THE RESPONSIBILITY OF THE UNDERLYING OWNERSHIP LOTS 2 AND 3, THEIR SUCCESSORS OR ASSIGNS.
- 2) THE ACCESS EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 1 FOR PROVIDING ACCESS TO LOT 1 OVER AND ACROSS LOTS 2 & 3, WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LOTS 1, 2 AND 3. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON AND SHALL BEAR THE RIGHT TO MAINTAIN BUT IS NOT OBLIGATED TO MAINTAIN SAID EASEMENTS.

SIGNED AND SEALED ON BEHALF OF SAID OWNERS.

ANGLO AMERICAN LAND COMPANY, LLC

BY: _____
RAJESH J. PATEL, AMBASSADOR

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION. THIS _____ DAY OF _____, 2022, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ANGLO AMERICAN LAND COMPANY, LLC, HEREBY

1. ACCEPTS THE DEDICATION OF SOUTHERN GROVE PLAT NO. 36 1ST REPLAT AS SET FORTH UPON THE HEREIN PLAT.

2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS ____ DAY OF _____, 2022.

RAJESH J. PATEL, AMBASSADOR

WITNESS: _____ PRINT NAME _____

WITNESS: _____ PRINT NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION. THIS _____ DAY OF _____, 2022, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

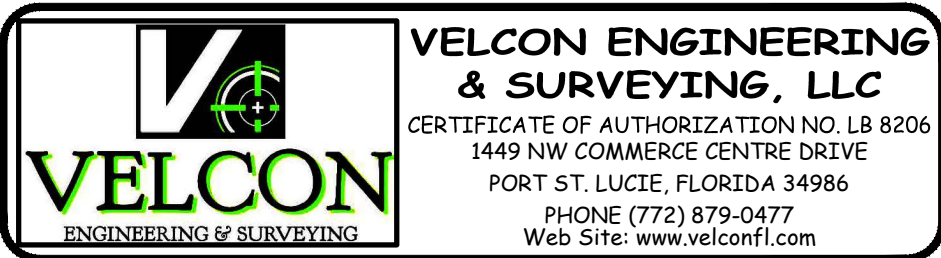
CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF SOUTHERN GROVE PLAT NUMBER 36 1ST REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE, FLORIDA.

DATED THIS _____ DAY OF _____, 2022.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

PLAT PREPARED BY:

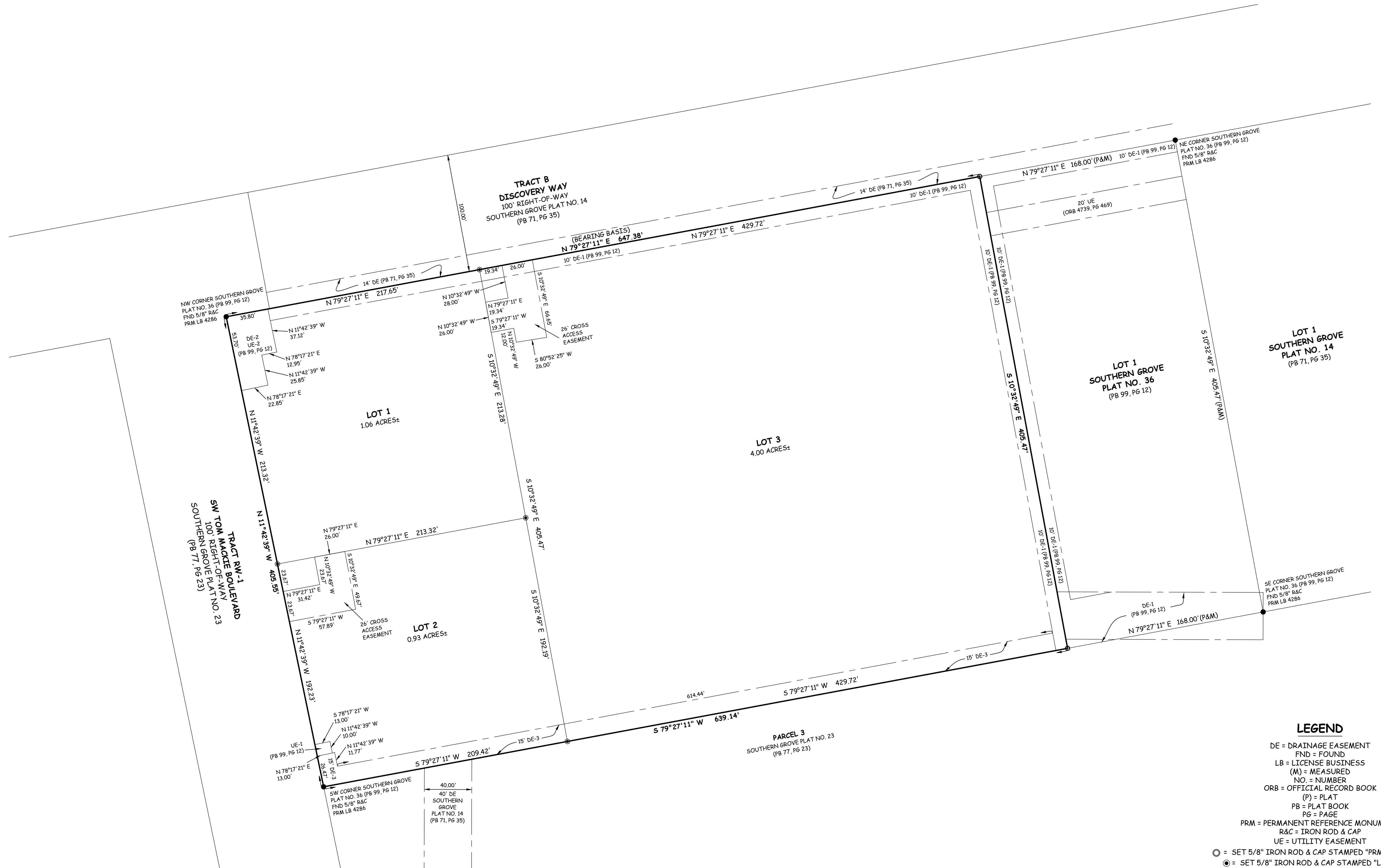


SHEET 1 OF 2
CITY OF PSL PROJECT NO. P22-207
PSLUSD FILE NO. 11-900-22

SOUTHERN GROVE PLAT NO. 36 1ST REPLAT

BEING A REPLAT OF LOTS 2 & 3 OF SOUTHERN GROVE PLAT NO 36
AS RECORDED IN PLAT BOOK 99, PAGE 11, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



PLAT PREPARED BY:



VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

SHEET 2 OF 2
CITY OF PSL PROJECT NO. P22-207
PSLUSD FILE NO. 11-900-22